



8 Glenleigh Park Road, Bexhill-on-Sea,  
East Sussex TN39 4EH



## PROPERTY DESCRIPTION

Situated in this most sought after road in the popular Glenleigh Park area, a particularly attractive 1930s 3 bedroom semi detached house with a good sized rear garden. Other notable features include 2 separate reception rooms, ground floor Wc, off road parking for a car and potential, subject to consent, for the construction of a garage. TO BE SOLD WITH VACANT POSSESSION. EPC - D

## FEATURES

- 1930's Three Bedroom Semi Detached House
- TO BE SOLD CHAIN FREE
- Situated In The Sought After Glenleigh Park Location
- Off road parking and potential for a garage
- Convenient For a Variety of Schools
- Two Separate Reception Rooms
- Council tax - D
- Ground Floor WC





## ROOM DESCRIPTIONS

### Entrance Hall

Composite double glazed front door leading to entrance hall with under stairs. storage cupboard, radiator, picture rail.

### Ground floor cloakroom

With low-level WC, wash hand basin, part tiling to walls, frosted glass double glazed window.

### Living Room

22' 0" x 11' 11" (6.71m x 3.63m) With stone fireplace with inset electric fire, TV aerial point, 2 radiators, double aspect with double glazed bay window with outlook to the front and double glazed door with windows either side leading to rear garden.

### Dining Room

10' 7" x 8' 11" (3.23m x 2.72m) With radiator, picture rail, double glazed window to side.

### Kitchen

10' 7" x 6' 8" (3.23m x 2.03m) With range of fittings comprising sink with mixer tap and cupboard under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built-in electric oven with four ring gas hob and concealed extractor over, space for tumble dryer, space for top loading washing machine, wall mounted gas boiler, radiator, double glazed window with outlook over rear garden, double glazed door leading onto rear garden.

### Landing

Stairs, rising from ground floor entrance hall to 1st floor landing with two double glazed windows doors, door to airing cupboard, hatch to loft space

### Bedroom 1

12' 2" x 11' 10" (3.71m x 3.61m) With radiator, picture rail, double glazed window with outlook to front

### Bedroom 2

11' 11" x 10' 10" (3.63m x 3.30m) With radiator, picture rail, fitted double wardrobe with mirror fronted sliding doors, double glazed window with outlook to rear

### Bedroom 3

With radiator, double glazed window with outlook to rear

### Shower Room

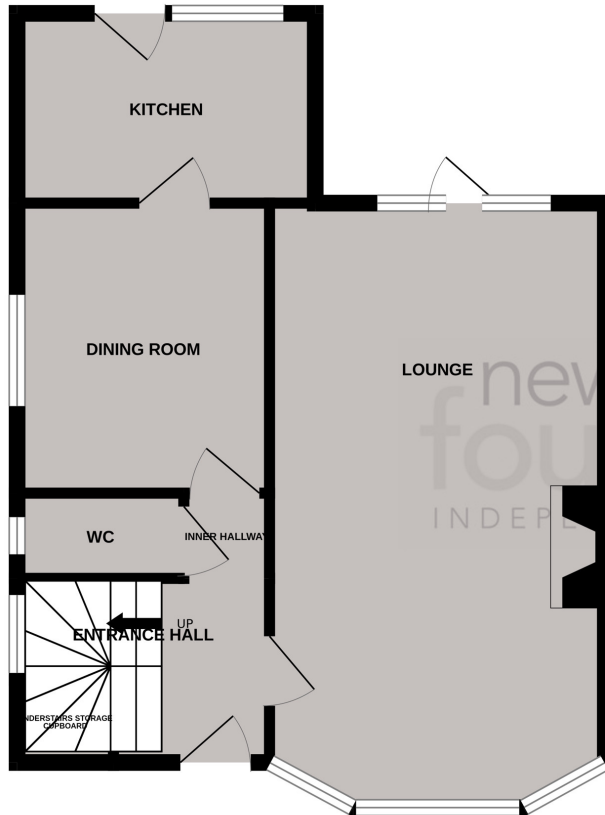
With glass shower cubicle and chrome fittings with retractable seat and hand grip, wash hand basin with storage cupboards below, low level Wc, radiator, tiling to walls, ceiling spotlights, 2 double glazed frosted glass windows.

### Outside

Rear Garden measuring in excess of 90', with raised patio, outside water tap. Two steps down to a mainly lawned garden with some flower and shrub borders, large timber shed at the foot of the garden. Shared driveway to the side, leading to a private Hardstand, which could be turned into a garage subject to the usual consents. Private front garden, mainly laid to lawn with flower borders and brick boundary wall.

# FLOORPLAN

GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
|  |          | 65                      | 81        |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |

